

# Planning Report

Thursday, May 19, 2016

## Riviera – Subareas B and C Section 3, Part 1 (Lots 86-121) and Section 3, Part 2 (Lots 122-137)

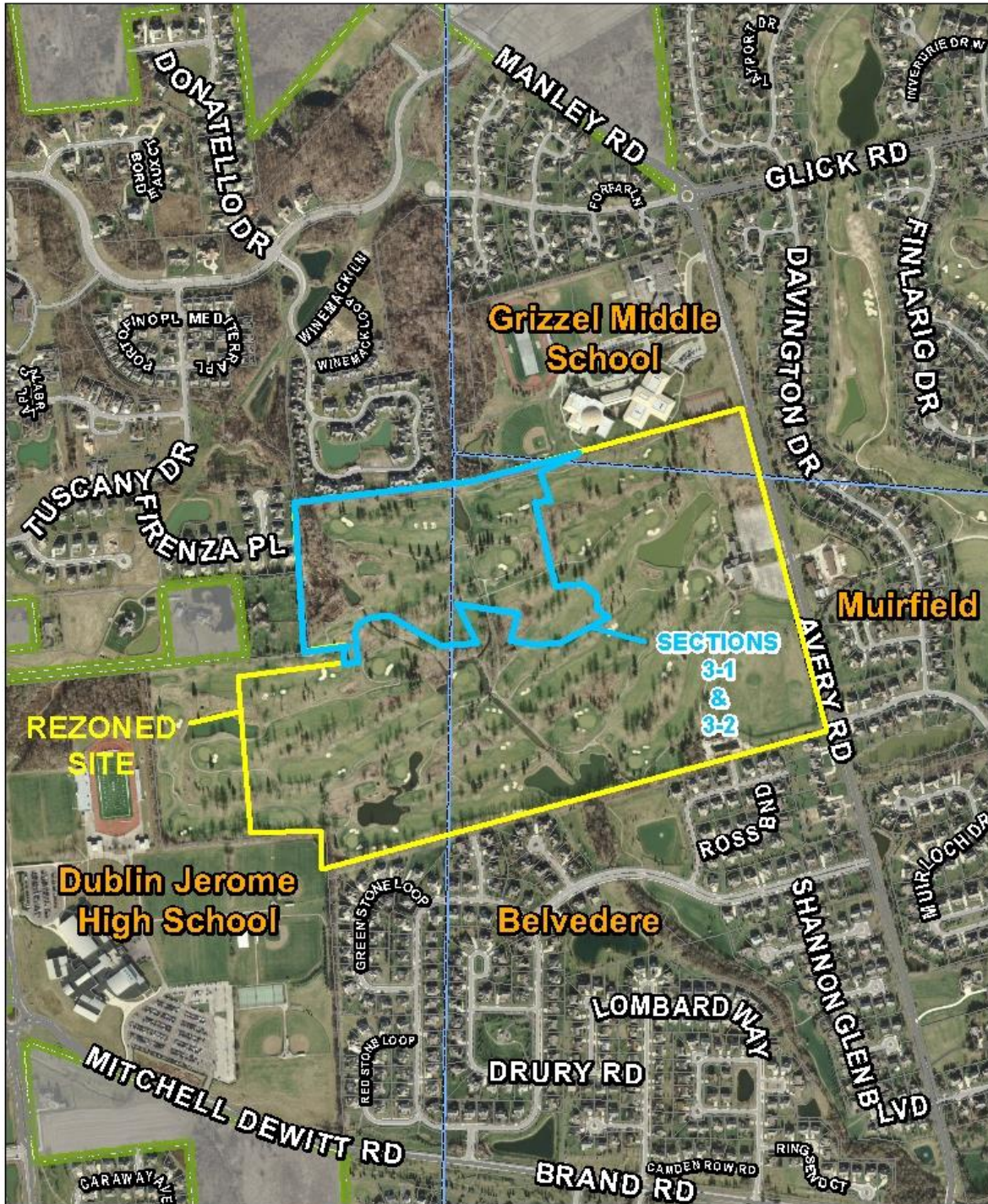
### Case Summary

Agenda Item	1
Case Number	16-011FDP/FP
Proposal	The subdivision and development of 51 single-family lots and approximately 18.4 acres of open space, rights-of-way and landscaping as part of Subareas B and C in the Riviera Planned Unit Development District.
Request	Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of Final Plats under the provisions of the Subdivision Regulations.
Site Location	The site is on the west side of Avery Road, north of the intersection with Memorial Drive.
Applicant	Riviera Ventures, LLC.
Representative	EMH&T, Jeffrey A. Strung, PLA, ASLA.
Case Manager	Claudia D. Husak, AICP, Senior Planner   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Planning Recommendation	<p><u>Approval of a Final Development Plan</u></p> <p>Planning recommends approval of the proposal because it complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with three conditions:</p> <ol style="list-style-type: none"><li>1) That the applicant work with staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenze Place and provide a barrier in addition to the turnaround;</li><li>2) That the applicant place signs at the both Firenze Place stubs to indicate the future connection; and</li><li>3) That the applicant provide landscaping on either side of the path to buffer the area from Lots 115 and 116, 128 and 129, and 133 and 134.</li></ol>

Approval to City Council of a Final Plat

Planning recommends approval of the proposal because it complies with the final plat criteria and the existing development standards. Planning recommends approval of this request to City Council with one condition:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.



 <p>City of Dublin</p>	<p>16-011FDP/FP                  Final Development Plan/Final Plat                  Riviera                  8205 Avery Road</p>	<p>0 150300                    Feet</p> 
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## Facts



Site Area	<ul style="list-style-type: none"> <li>Total PUD Site: 152.2 acres</li> <li>Subject Site: 82.265 acres</li> <li>Frontage: 2,020 feet (Avery Road)</li> <li>The site is located in three counties, Franklin, Delaware and Union County.</li> </ul>
Zoning	PUD, Planned Unit Development, Riviera
Surrounding Zoning and Uses	<p>North: Grizzell Middle School, zoned R-1. Single family and multiple family sections of Tartan West, zoned PUD, Planned Unit Development District.</p> <p>East: Section 2 of Riviera, recently approved by the Commission, zoned PUD.</p> <p>South: Residential subdivisions including Celtic Estates (zoned PUD) and Belvedere (zoned PLR, Planned Low Density Residential District). Shannon Glen is farther to the south (also zoned PUD).</p> <p>West: Large lot single family homes, accessed from Hyland-Croy Road (one home shares a property line with the golf course). Dublin Jerome High School is to the southwest and is zoned PUD.</p>
Site Features	<ul style="list-style-type: none"> <li>Generally rectangular site with 2,020 feet of frontage on Avery Road.</li> <li>Significant natural features include two tributary streams to the North Fork of the Indian Run, which converge at the center of the site flowing south into Shannon Glen Park.</li> <li>There are many mature trees existing on the site most of which were planted over time with the development of the golf course.</li> <li>The western fork of the stream has significant floodway and a Stream Corridor Protection Zone (SCPZ) borders the stream.</li> <li>The site was developed as a golf course 40+ years ago with many constructed features such as ponds, fairways, greens, cart paths and varying topography.</li> </ul>
Site History	<p>The Planning and Zoning Commission approved a Final Development Plan and recommended approval to City Council of the Final Plats on April 21, 2016 for the first two sections of development in Riviera, including 85 lots.</p> <p>City Council approved Ordinance 35-15 for the rezoning of approximately 152 acres from R: Rural District and R-1: Restricted Suburban Residential District to PUD: Planned Unit Development District, Riviera, in June of 2015. Council also approved a Preliminary Plat for 185 single-family lots for the Riviera development. Since then, the club house previously on the site has been demolished and tree clearing has occurred.</p> <p>The Planning and Zoning Commission approved a Rezoning with Preliminary Development Plan and a Preliminary Plat on April 9, 2015, which outlined details for Subareas A and B including dedicated public streets, dedicated reserves, development standards and lot configuration.</p>

Details		Final Development Plan																											
Process	The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.																												
Proposal	The proposal includes 51 single-family residential lots, dedication of public rights-of-way for four streets and eight reserves amounting to approximately 18.4 acres of open space. This application is for the second phase of the Riviera development.																												
Layout	<p>Section 3, Part 1 contains 36 lots, a majority of which are located north of Timble Falls Drive in the northwest portion of the site. Seven lots are on the south side of Timble Falls Drive, south of the intersection with Gatto Lane. This Section includes the portion of Firenze Lane to connect with the street stub in Tartan West. This connection is not to occur until Riviera is connected to Hyland Croy Road.</p> <p>Reserves in this Section include J1 and J2 (split due to county boundaries) in the center of the development for a future playground area, the 5.9-acre open space, Reserve I along the stream corridor and Reserve H1, 2.8-acres of open space along the northern site boundary.</p> <p>Section 2 contains 16 lots along the extension of Dicesare Loop, north of Timble Falls Drive. This Section includes the remaining right-of-way for Dicesare Loop, which connects the northeastern portion of the development to the main streets, Riviera Boulevard and Timble Falls Drive. The reserves in this Section include the approximately three-acre Reserve J, north of Timble Falls Drive, which contains significant trees, as well as Reserves K1 and K2 (split due to county boundaries) along the stream corridor and the northern site boundary.</p>																												
Development Standards	<table><tr><th rowspan="2">Minimum Lot Requirements</th><th colspan="2">Subarea</th></tr><tr><th>B</th><th>C</th></tr><tr><td>Area (sq. ft.)</td><td>9,750</td><td>7,200</td></tr><tr><td>Width (ft.)</td><td>75</td><td>60</td></tr><tr><td>Depth (ft.)</td><td>125</td><td>120</td></tr><tr><td>Front Yard (ft.)</td><td>25/ 20 on Cacchio Ln only</td><td>20</td></tr><tr><td>Rear Yard (ft.)</td><td>25</td><td>15</td></tr><tr><td>Side Yard (ft.)</td><td>6</td><td>5</td></tr><tr><td>Lot Coverage (%)</td><td>45 (Code)</td><td>70</td></tr></table> <p>The proposed lots meets these text requirements.</p>			Minimum Lot Requirements	Subarea		B	C	Area (sq. ft.)	9,750	7,200	Width (ft.)	75	60	Depth (ft.)	125	120	Front Yard (ft.)	25/ 20 on Cacchio Ln only	20	Rear Yard (ft.)	25	15	Side Yard (ft.)	6	5	Lot Coverage (%)	45 (Code)	70
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Tree Preservation and Replacement	The applicant has provided a tree impact plan for the entire Riviera development. Staff has been working very closely with the applicant to ensure that tree removal take place in a manner that ensures trees to be preserved are indeed protected. The layout of the development for Riviera was approved to include the removal of 45 trees in good or fair condition at a size above 24 inches diameter. Other protected trees (6 inches to 24 inches in good or fair condition) total 158 for a																												

Details	Final Development Plan
	<p>complete removal of 3,882 inches of trees and a replacement requirement (inch-for-inch per Code) of 1,553 trees.</p> <p>Planning and the Park Operations Division have worked closely to ensure replacement trees will be planted in the city-owned reserves. The intent of heavy plantings of trees is to create a reforestation program of the stream corridor protection zone as well as reduce turf areas that would require more intensive maintenance by the city. The plans include the number and species of 21 different types of trees including deciduous, evergreens and ornamental trees.</p> <p>The plans also include different types of spruce trees along the rear of lots adjacent to the school property to the north and the existing residential lots to the south to create a landscape buffer. These trees are not counted as replacement trees.</p> <p>All reserves within Riviera will be owned by the City of Dublin based on the requirement from the rezoning stage to provide 50% open space. Reserves H1 and H2 Section 3, Part 1 and all reserves (K1, K2, and J) in Section 3, Part 2 will be maintained by the Homeowners Association and Reserves I, J1 and J2 in Section 3, Part 1 will be maintained by the City of Dublin.</p>
Landscaping/Open Space/Entry Feature/Paths	<p>Landscaping in these Sections consists of tree replacements in all reserves and landscape buffering along the northern property line.</p> <p>There are extensive paths proposed throughout the development in addition to the bikepath/sidewalk required along the public streets. Open space connections are made to other surrounding active and passive recreation areas and trail connections are provided at various points around the site. Several path connections are shown between lots and the applicant should provide landscaping on either side of the path to buffer these areas from adjacent lots.</p>
Stormwater Management & Utilities	<p>A 12-inch water line is on the east side of Avery Road. This will be the main connection point for this development to obtain public water service. Looping of the water line system will be accomplished along any new streets as well as connecting to the existing 8-inch water lines in adjacent subdivisions. These connections will provide adequate public water service for development of this property without adverse effects to existing users.</p> <p>The North Fork Indian Run sanitary trunk sewer is along the southern and western boundaries of this property. This 18-inch sewer line was installed to provide service to land to the northwest of this site as part of the development of Tartan West. When the extension was made in 2003, an analysis was performed that indicated capacity issues downstream in the trunk sewer with full build-out considered for the land in northwest Dublin. This analysis assumed that the Riviera property would remain as a golf course. With the proposed change in use of this property from golf course to single family housing, the impact of this</p>

Details	Final Development Plan
	<p>change on the City's trunk sewer was separately studied.</p> <p>Knowing that there is a system deficiency, the applicant modeled the proposed development impact on system deficiency and proposed improvements. The applicant will partner with the City via the infrastructure agreement to ensure the necessary sewers to mitigate the impacts of development on the sanitary sewer system are in place and the development text has been updated to reflect this requirement. The design of the sewer improvement is scheduled for this year, with construction of the improvement scheduled in 2018.</p> <p>The development will be required to follow Chapter 53, the Stormwater Regulations. These requirements will be met by the installation of new stormsewer pipe and structures along with stormwater management ponds.</p> <p>The tributary for the North Fork of Indian Run provides ample outlet opportunities for managing the stormwater on this property. The latest FEMA maps show that this tributary has a 100-year floodplain bisecting the site. Adherence to the requirements of Chapter 151 is required for this area. At the northern side of the site, an area that is outside of the FEMA designated floodplain, along one of the streams, will need to follow the Stream Corridor Protection Zone regulations in Chapter 53. Existing developments in this area have been arranged so that any new lots are not being created in the designated floodplains. This minimizes the need for flood insurance requirements for future residents.</p>
Transportation	<p>As the property requires rezoning to a Planned Unit Development District, the developer was required to have a traffic impact study (TIS) performed. The TIS evaluated impacts of the additional traffic on the surrounding roadway network and suggests mitigation measures for these impacts.</p> <p>City Council approved an infrastructure agreement between the developer and the City when the rezoning was approved. The Riviera TIS identifies improvements required by the proposed development. The agreement addresses improvements at the site access points and the surrounding off-site intersections.</p> <p>In addition, the approval of the rezoning and preliminary development plan conditioned the connection of the site to Hyland Croy Road with a public street. The applicant provided the stub (Cacchio Lane) to accommodate this future connectivity. The timing of the final connection of Firenze Place in Riviera with the existing stub in Tartan West depends on the full connection of Cacchio Lane to Hyland Croy Road. The current Capital Improvements Program shows construction of this connection in 2018.</p> <p>The applicant will have to work with staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenze Place and provide a barrier in addition to the turnaround. The applicant will also be required to place</p>

Details	Final Development Plan
	signs at the both Firenza Place stubs to indicate the future connection.

Analysis	Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1) Consistency with the approved preliminary development plan.	<b>Criterion met:</b> The proposal is consistent with the requirements of the Zoning Code and the Riviera development text.
2) Traffic and pedestrian safety Conditions 1 & 2	<b>Criterion met with conditions:</b> The proposed street network meets all applicable construction standards and regulations outlined in the development text. The applicant will have to work with staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenza Place and provide a barrier in addition to the turnaround. The applicant will also be required to place signs at the both Firenza Place stubs to indicate the future connection.
3) Adequate public services and open space	<b>Criterion met:</b> The site has access to adequate utilities and has defined appropriate future services for the development. Open space dedication exceeds requirements.
4) Protection of natural features and resources	<b>Criterion met:</b> As stated above, the applicant has worked closely with staff to ensure trees are preserved where indicated and the requirements of the Stream Corridor Protection Zone are met.
5) Adequacy of lighting	<b>Criterion met:</b> Adequate street lights are included as part of this application.
6) Signs consistent with preliminary development plan	<b>Criterion met:</b> The proposed sign in the entry feature is appropriate and meets all applicable requirements.
7) Appropriate landscaping to enhance, buffer, and soften the building and site Condition 3	<b>Criterion met with condition:</b> The proposal meets the requirements of the development text. Additional buffering is provided along the north and south property lines. The applicant should provide landscaping on either side of the path to buffer the area from Lots 115 and 116, 128 and 129, and 133 and 134
8) Compliant Stormwater management	<b>Criterion met:</b> The proposal included a detailed stormwater management plan that demonstrates adherence to all stormwater requirements as defined in Chapter 53 are met.



Analysis		Final Development Plan
9) All phases comply with the previous criteria.	<i>Not Applicable.</i>	
10) Compliance with other laws and regulations.	<b>Criterion met:</b> The proposal meets all other applicable laws and regulations.	

Recommendation		Final Development Plan
Approval	In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with three conditions.	
Conditions	<ol style="list-style-type: none"> <li>1) That the applicant work with staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenza Place and provide a barrier in addition to the turnaround;</li> <li>2) That the applicant place signs at the both Firenza Place stubs to indicate the future connection; and</li> <li>3) That the applicant provide landscaping on either side of the path to buffer the area from Lots 115 and 116, 128 and 129, and 133 and 134.</li> </ol>	

Details		Final Plat
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	<p>The proposed plat for Section 3, Part 1 subdivides approximately 22.524 acres of land into 36 single-family lots with right-of-way dedication for portions of three public streets and open space dedication for five reserves.</p> <p>The proposed plat for Section 3, Part 2 subdivides approximately 13.011 acres of land into 11 single-family lots with right-of-way dedication for a portion of a public streets and open space dedication for three reserves.</p> <p>The lots in Section 3, Part 1 are smaller and intended for an empty-nester housing product. All lot sizes are consistent with the development text and meet all applicable development standards. The plats contain all applicable development requirements.</p>	
Streets	The plats include the dedication of public rights-of-way for four streets. The plats includes a portion of Timble Falls Drive that will connect to the existing stub in Belvedere in the future. All streets are public and contain 50 feet of right-of-way per city standards.	

Details		Final Plat
Open Space	<p>All reserves within Riviera will be owned by the City of Dublin. Reserves H1 and H2 Section 3, Part 1 and all reserves (K1, K2, and J) in Section 3, Part 2 will be maintained by the Homeowners Association and Reserves I, J1 and J2 in Section 3, Part 1 will be maintained by the City of Dublin.</p> <p>The plats accurately reflect the open space ownership and maintenance responsibilities.</p>	

Analysis		Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.	
1) Plat Information and Construction Requirements Condition 1	<b>Criterion met with condition:</b> This proposal is consistent with the requirements of the Subdivision Regulations and all required information is provided on the plat. The applicant should ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.	
2) Street, Sidewalk, and Bikepath Standards	<b>Criterion met:</b> Street widths, grades, curvatures, and intersections comply with the appropriate Code sections and City standards. Sidewalks are required on both sides of all public streets in compliance with City construction standards.	
3) Utilities	<b>Criterion met:</b> This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.	
4) Open Space Requirements	<b>Criterion met:</b> The plat dedicates open space as required per the development text and the preliminary plat.	

Recommendation		Final Plat
Summary	This proposal complies with the final plat review criteria and approval of this request is recommended with one condition.	
Condition	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.	

## **FINAL DEVELOPMENT PLAN REVIEW CRITERIA**

### Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

## **FINAL PLAT REVIEW CRITERIA**

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.